

The PERSONAL Agent

Shawley Way, Epsom

Guide Price £1,000,000

Shawley Way

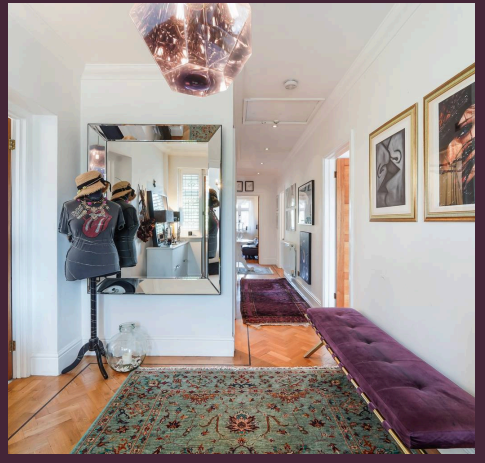
Epsom

- Detached home within generous 0.26 acre plot
- Immaculately presented family home throughout
- Three double bedrooms & two bathrooms
- Attached annexe with private ensuite facility
- Impressive 23ft reception overlooking gardens
- Superb 28ft kitchen with granite work surfaces
- Approx. 140ft rear garden with large terrace
- Scope to extend further, subject to planning
- Close to Epsom Downs & Tattenham Corner area
- Vendor suited with no chain property in mind

Presented in immaculate condition and occupying a generous plot of approximately 0.26 of an acre, this impressive detached home enjoys a highly desirable position on the periphery of Epsom Downs.

Since our clients purchased the property around six years ago through us, they have further enhanced the accommodation by creating an attached annexe with its own ensuite shower room. The home now offers exceptional flexibility, with three genuine double bedrooms, spacious living areas, a 28ft kitchen and a substantial rear garden of around 140ft. The sellers may also be suited to an onward purchase with no ongoing chain, potentially allowing for a swifter move.











Description

The quality and care invested in this home is immediately apparent, with a stylish yet timeless interior, solid Oak flooring and doors, and beautifully presented accommodation throughout. The main house provides three genuine double bedrooms, a spacious 23ft reception room with direct access to the rear terrace and garden, and a 28ft fitted kitchen with granite worktops and integrated appliances that connects naturally with the dining room. The attached annexe, complete with its own ensuite shower room, adds a valuable extra dimension and could suit an independent family member, guests, a home office or teenage suite. Combined with the ensuite bathroom and further shower room, the layout offers a level of flexibility rarely found in homes of this type.



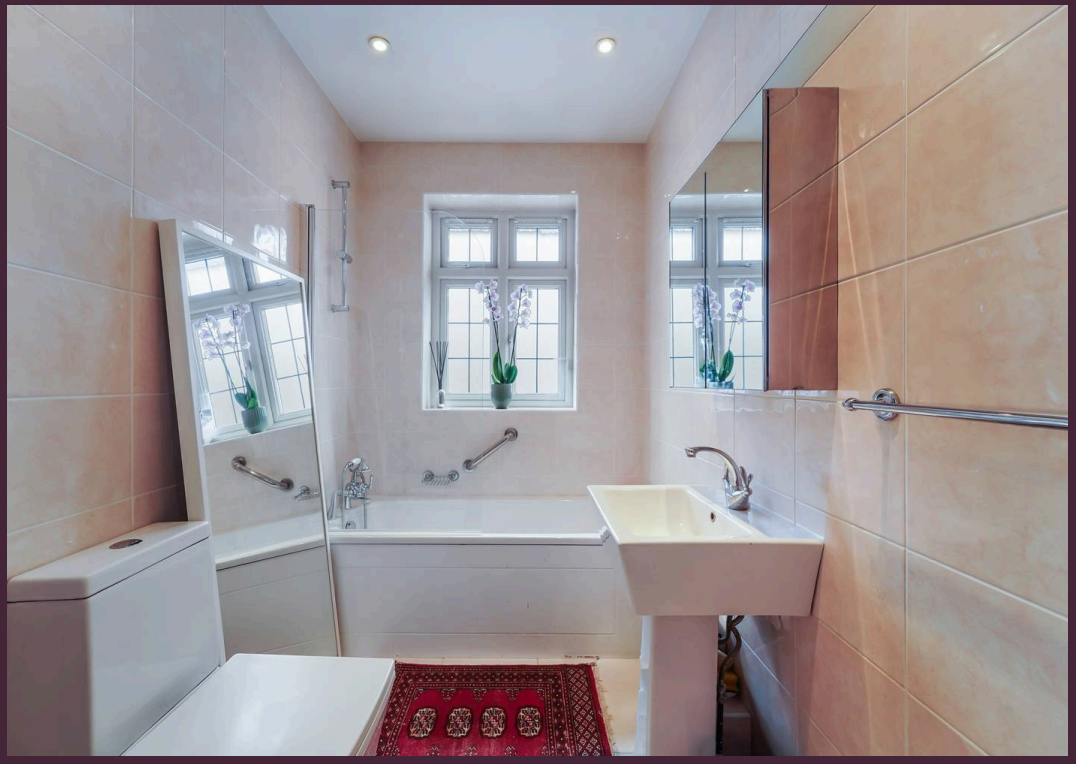
Externally, the generous plot is a major feature. Extending to approximately 0.26 of an acre, the property enjoys a substantial rear garden of around 140ft, together with a large terrace and covered seating area, making it ideal for entertaining and outdoor living. The size of the plot and existing footprint may also offer scope for further extension to the rear, side and loft, subject to the usual planning consents. This section of Shawley Way is characterised by attractive detached homes and enjoys a convenient position on the northern side of Epsom Downs. Tattenham Corner and its parade of shops, cafes and everyday amenities are within easy reach, while the open spaces of Epsom Downs, its famous racecourse and surrounding woodland provide an excellent balance between town and country living. Tattenham Corner railway station offers direct services towards London Bridge, while Epsom provides further connections to London Waterloo and London Victoria. The A3 and M25 are also readily accessible, with both Gatwick and Heathrow airports within driving distance. The sellers may also be well suited to an onward purchase with no ongoing chain, which could potentially allow for a swifter and more straightforward transaction.

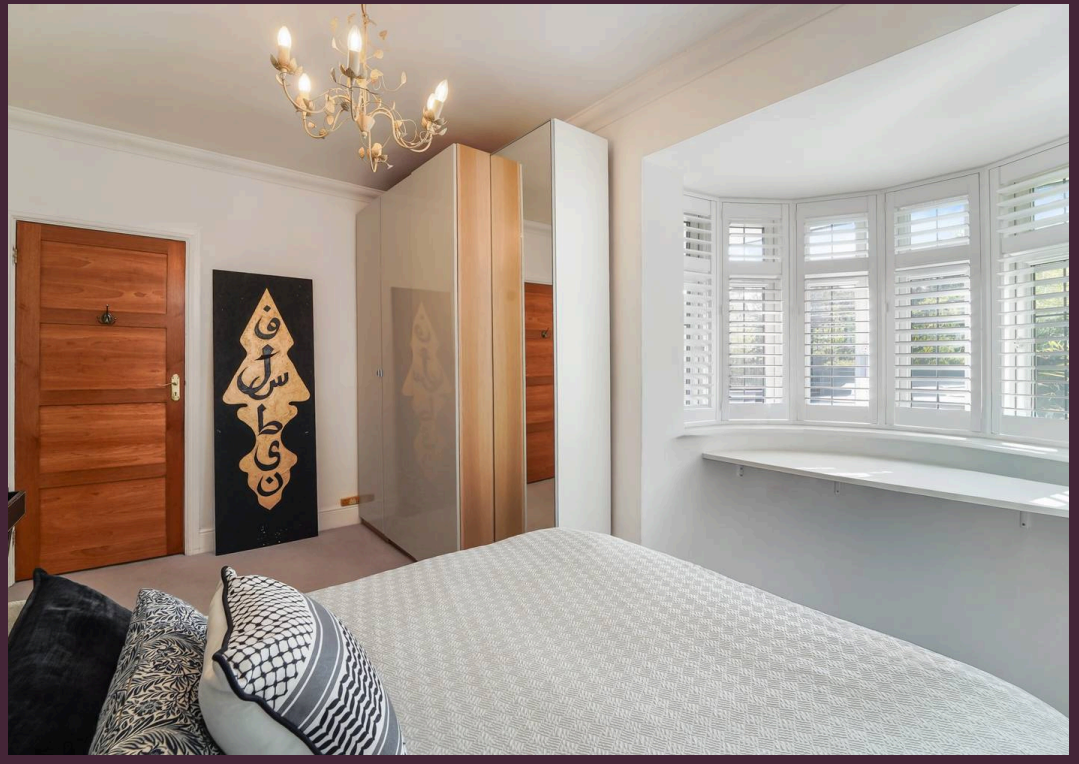
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Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C





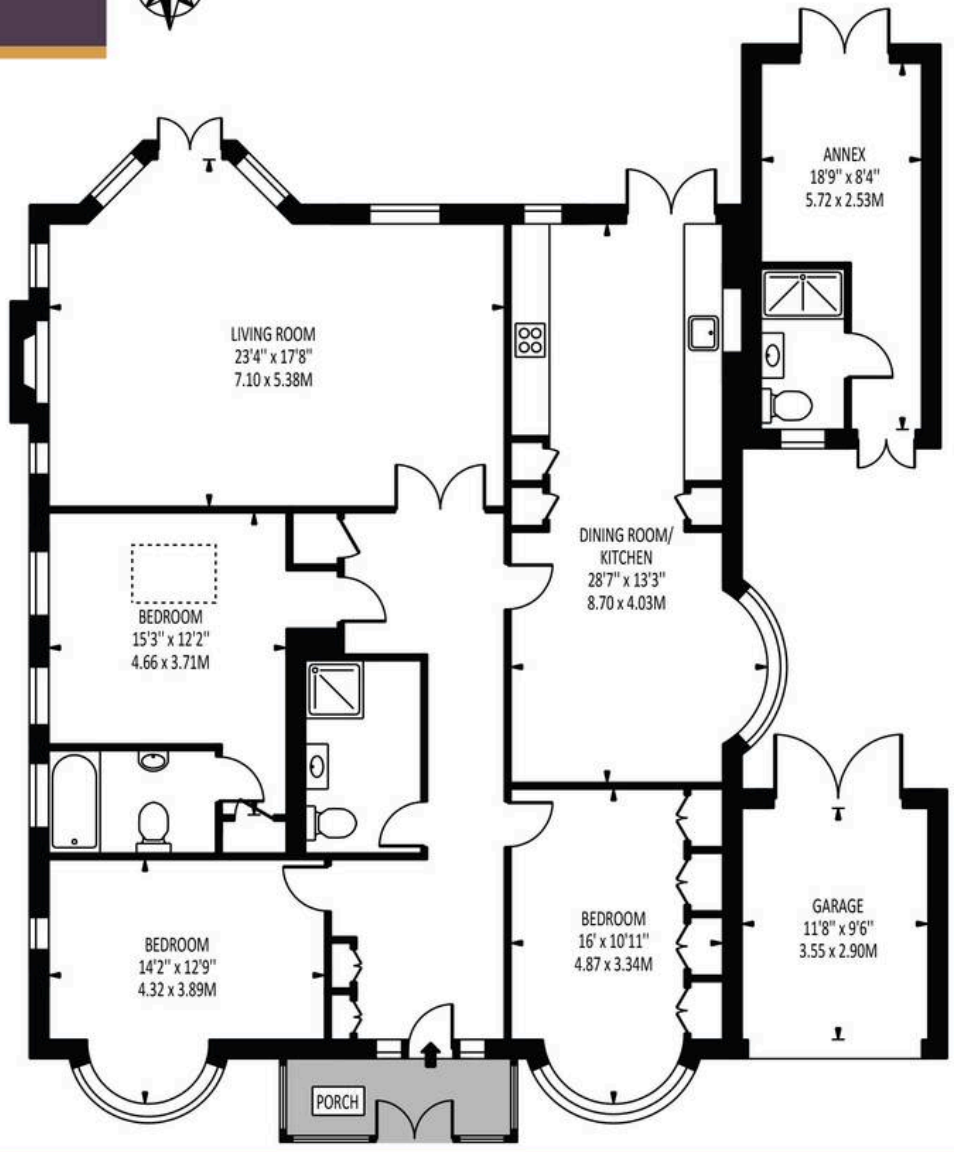




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Total Area: 1780 SQ FT • 165.37 SQ M
(Including Annex & Garage)
Annex Area : 156 SQ FT • 14.47 SQ M
Garage Area : 111 SQ FT • 10.30 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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